

General Plan 2020

**RESIDENTIAL PROPERTY REFERRALS
ERRATA SHEET**

*Board of Supervisors Hearing
October 1, 2003*

GENERAL PLAN 2020 RESIDENTIAL REFERRALS **Errata Sheet – October 1, 2003**

The following reflects the corrected County Staff recommendation for Referral #112—this item is located in the Jamul/Dulzura subregion.

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
112	<p><i>Byron White</i> <i>(representing Forest Park, Lawson Acres, Lawsen Heights, Lawson Valley, Lyons Vista Partnerships)</i></p> <p>Outside CWA boundary. Located north of Skyline Truck Trail.</p> <ul style="list-style-type: none"> • 2,800 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres</p> <p><u>Planning Commission:</u> Semi-Rural/Rural Lands: 1 du/10,20 acres (Staff reevaluate portion designated 1 du/40 acres)</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u> (portion C)</p> <p>Rural Lands: <u>1 du/20 acres</u> (portion B)</p> <p>Rural Lands: <u>1 du/40 acres</u> (portion A)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Recognizes existing parcelization · Potential environmental impacts are similar to adjacent parcels assigned higher density • <i>Assign densities based on characteristics of the land</i> – parcel assigned Rural Lands category has steep slope, but parcel assigned Semi-Rural category is relatively flat • <i>Create a model for community development</i> – referral would expand sprawl to the east with additional Semi-Rural densities in area categorized as Rural Lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

Errata Sheet – October 1, 2003

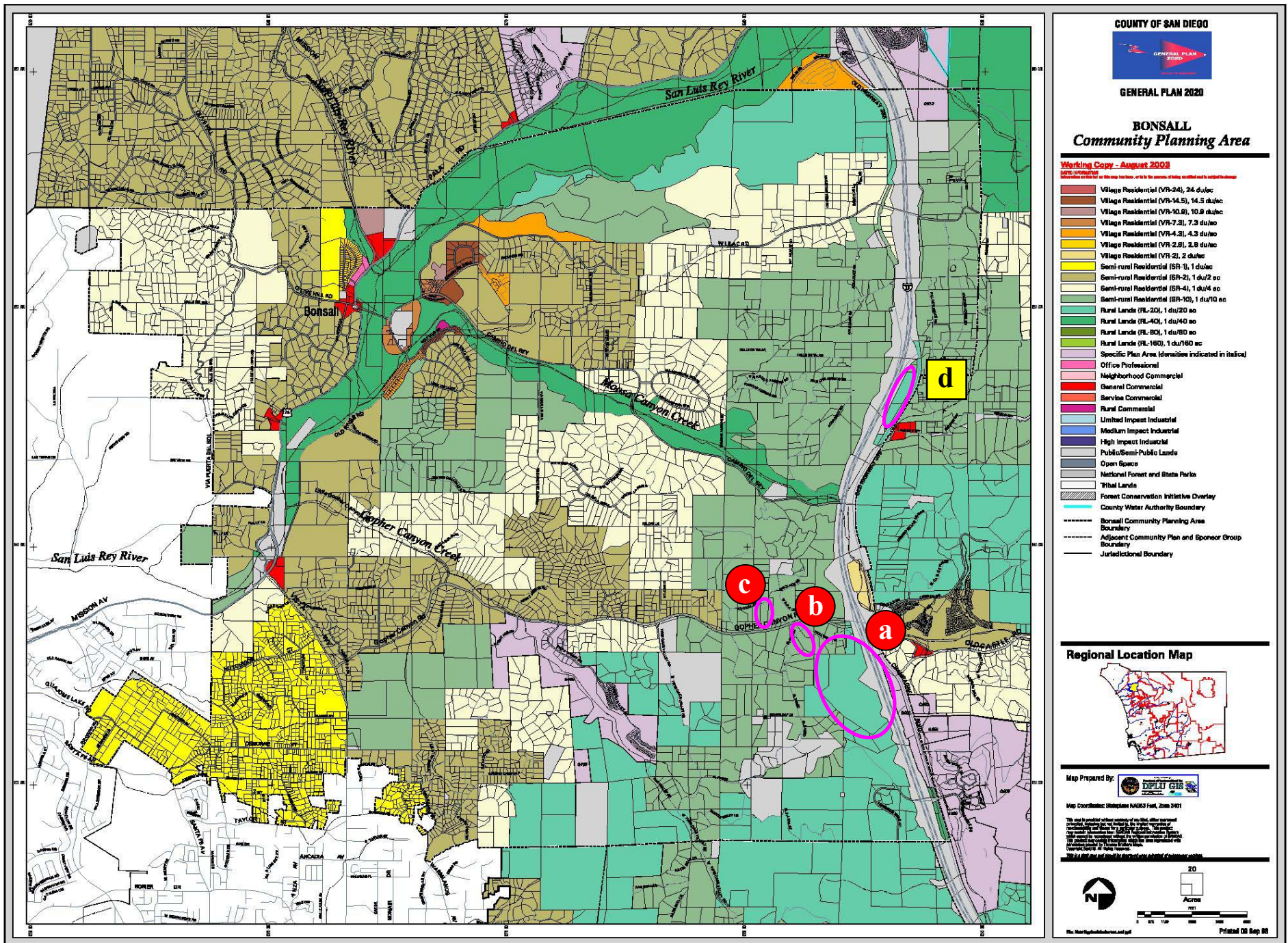
The following errata contains items that were not included in the Referrals Matrix which was prepared for the Board of Supervisors hearing on September 24, 2003. Mr. Hangafarin spoke at the Board of Supervisors hearing on May 21, 2003. However, the property details necessary for Staff analysis were not provided to the Department of Planning and Land Use (DPLU) prior to preparing the Referral Matrix for presentation to the Planning Commission.

In the absence of specific density requests, staff evaluated each parcel with the assumption that the request was to retain the existing General Plan designation. Staff was unable to evaluate some of the Assessor Parcel Numbers (APN) submitted by Mr. Hangafarin for the following reasons:

- APNs 179-060-10 and 169-160-15 are located in the City of Vista;
- APNs 129-230-23, 172-522-07, 127-031-03 and 127-040-57 were not located in the Assessor's database;
- APNs 135-230-08 and 135-230-15—located in the Pala-Pauma Planning Area—are included in the existing Referrals Matrix as Referral #31; and
- APNs 232-013-02, 232-013-03 and 232-020-55—located in the San Dieguito Planning Area—are included in the existing Referrals Matrix as Referral #60.

Staff grouped the remainder of the thirty-nine parcels into fifteen properties: four in Bonsall, one in Lake Morena/Campo, one in North County Metro, one in San Dieguito, one in Sweetwater, and seven in Valley Center. Of these referrals Staff agreed with three at the existing General Plan densities, proposed a compromise solution on two, and disagreed with ten (two of the ten Staff recommends a density higher than existing).

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003



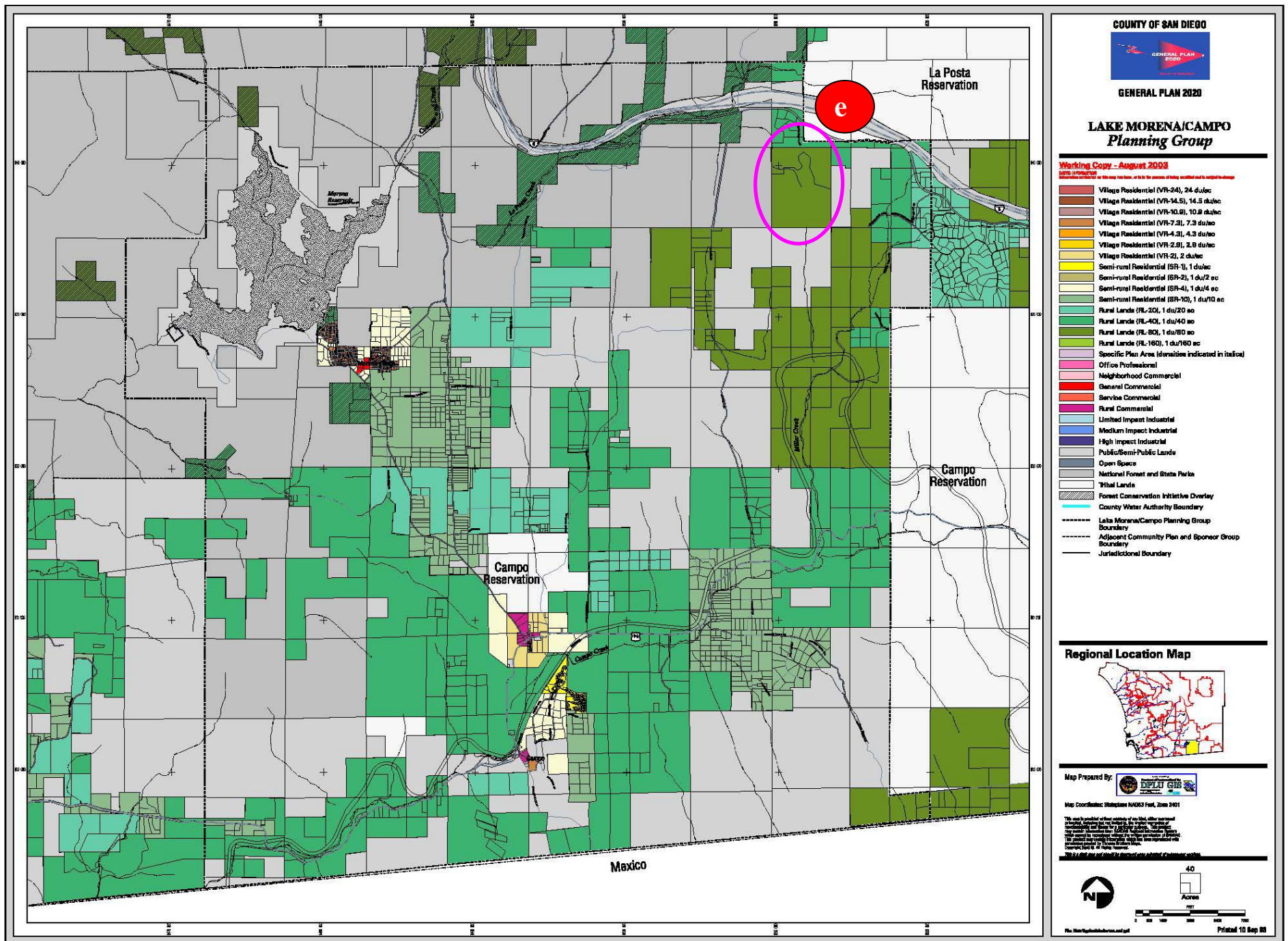
GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
a	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Adjacent to Interstate 15 in southeast corner of plan area.</p> <ul style="list-style-type: none"> • 130.98 acres • Existing General Plan: 1 du/4,8,20 acres <p>APN: 172-080-08</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – consistent with parcels to the south that have similar physical/environmental constraints and development pattern</i> • <i>Assign densities based on the characteristics of the land – physical/environmental constraints</i> <ul style="list-style-type: none"> ▪ Slope greater than 25% on majority of site ▪ Within proposed North County MSCP Preapproved Mitigation Area • <i>Locate growth near infrastructure, services and jobs</i> <ul style="list-style-type: none"> ▪ Remote from population center ▪ Lacks infrastructure and services
b	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Located in the southeast corner of the plan area, near Interstate 15.</p> <ul style="list-style-type: none"> • 10.05 acres • Existing General Plan: 1 du/4,8,20 acres <p>APN: 172-021-26</p>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – consistent with surrounding area that has similar physical constraints and development pattern</i> • <i>Assign densities based on the characteristics of the land – density is consistent with character of existing active agricultural land use</i>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
c	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Located in the southeast corner of the plan area, north of Gopher Canyon Road.</p> <ul style="list-style-type: none"> • 6.14 acres • Existing General Plan: 1 du/2,4 acres <p>APN: 172-021-06</p>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – consistent with surrounding area that has similar physical constraints and development pattern</i> • <i>Assign densities based on the characteristics of the land – density is consistent with character of existing active agricultural land use</i>
d	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Between Interstate 15 and Old Highway 395 in the eastern portion of plan area.</p> <ul style="list-style-type: none"> • 23.53 total acres • Existing General Plan: 1 du/4,8,20 acres <p>APNs: 127-221-24, 21</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – consistent with surrounding area</i> • <i>Assign densities based on characteristics of the land – within the proposed North County MSCP Preapproved Mitigation Area</i> • <i>Create a model for community development –</i> <ul style="list-style-type: none"> ▪ Referral would create an isolated pocket of development, surrounded by major roads ▪ Remote from population centers

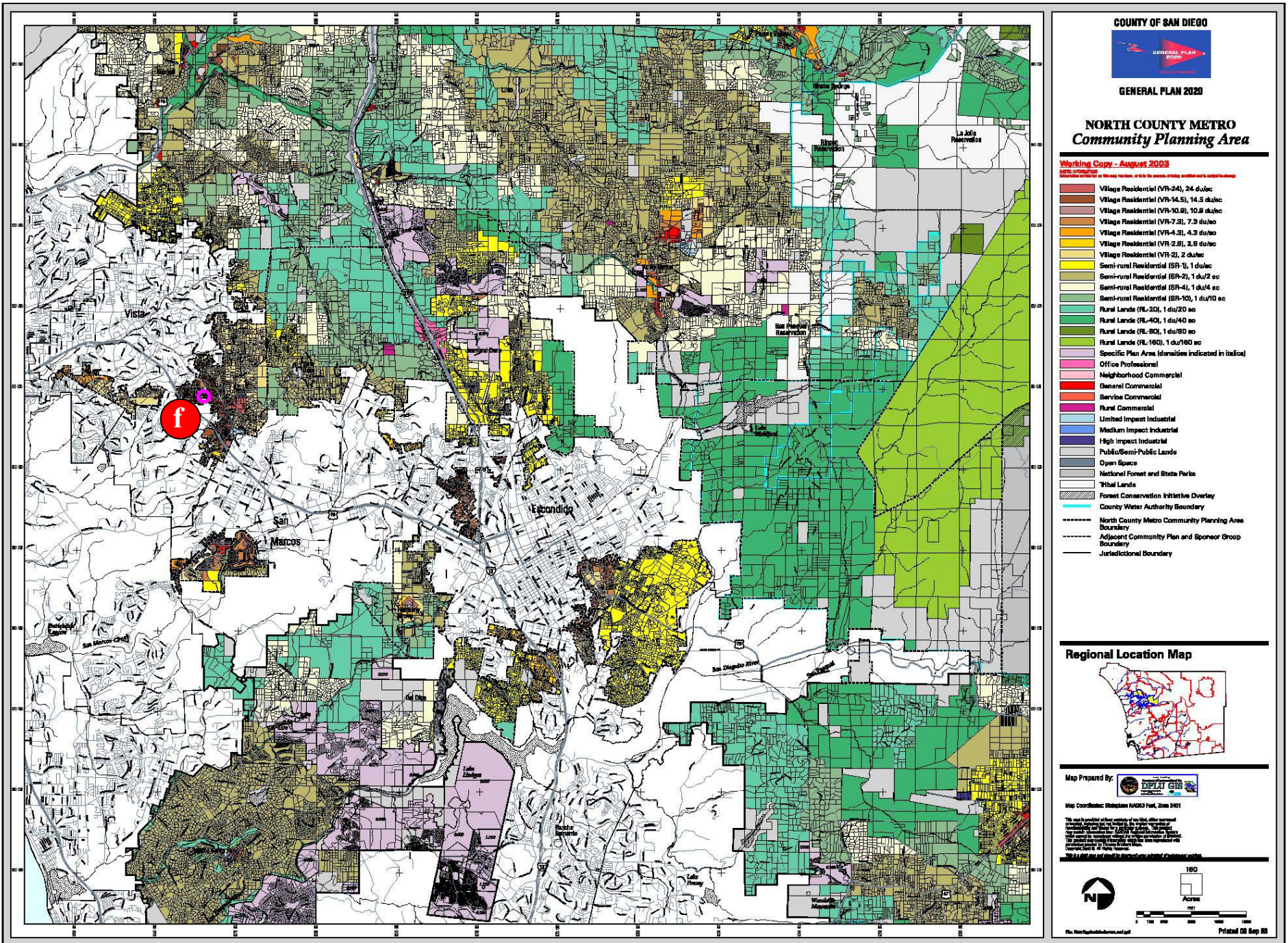


GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
e	<p><i>Kourosh Hangafarin</i></p> <p>Three parcels located south of Interstate 8 and east of the Live Oak Springs off ramp.</p> <ul style="list-style-type: none"> • 525 acres • Existing General Plan: 1 du/4,8,20 acres <p>APNs: 608-070-05, 04 608-011-02</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/8 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral</p> <p>Rural Lands: <u>1 du/40 acres</u> (northern parcel)</p> <p>Rural Lands: <u>1 du/80 acres</u> (southern parcels)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ Slopes greater than 25% on majority of the parcel ▪ Environmental constraints include coastal sage scrub • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

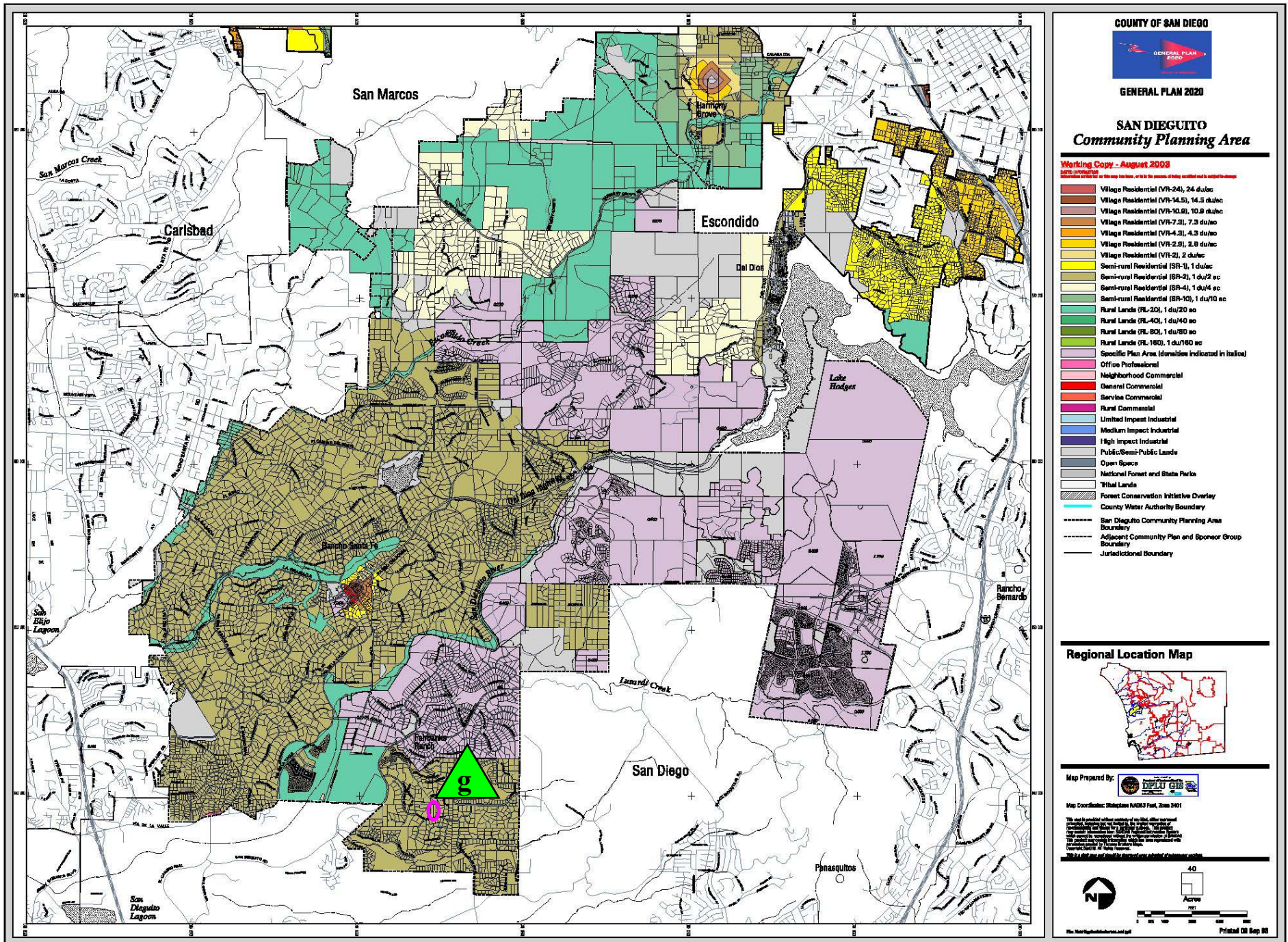


GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
f	<i>Kourosh Hangafarin</i> Inside CWA boundary. 135 Woodland Drive. • 2.14 acres • Existing General Plan: 7.3 du/acre	<u>GP2020 Working Copy:</u> Village Core: 14.5 du/acre <u>Referral Request:</u> Village: 7.3 du/acre <u>CPG/CSG:</u> No CPG/CSG <u>Planning Commission:</u> None	<u>County Staff:</u> DISAGREE with Referral Village Core: <u>14.5 du/acre</u>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – recognizes established context</i> • <i>Locate growth near infrastructure, services and jobs</i> <ul style="list-style-type: none"> · Near the proposed Oceanside to Escondido Rail corridor. · Adjacent to commercial uses along South Santa Fe Avenue · Adjacent to the city of Vista

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

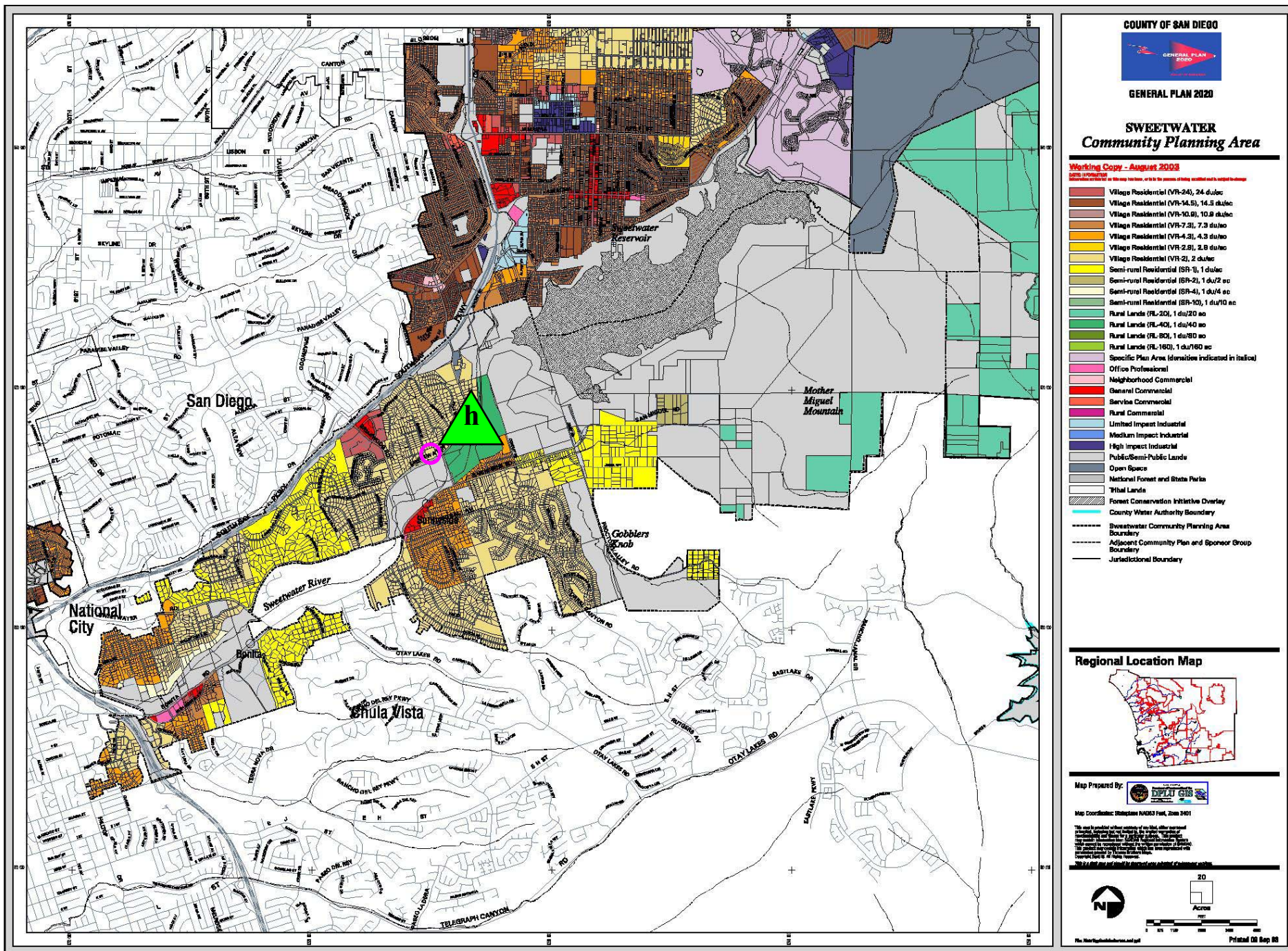


GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
g	<p><i>Kourosh Hangafarin</i></p> <p>Inside CWA boundary. Southwest of Fairbanks Ranch in an area with a similar development pattern.</p> <ul style="list-style-type: none"> • 2.46 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u></p> <p>AGREE with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – remain consistent with treatment of constrained areas</i>

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

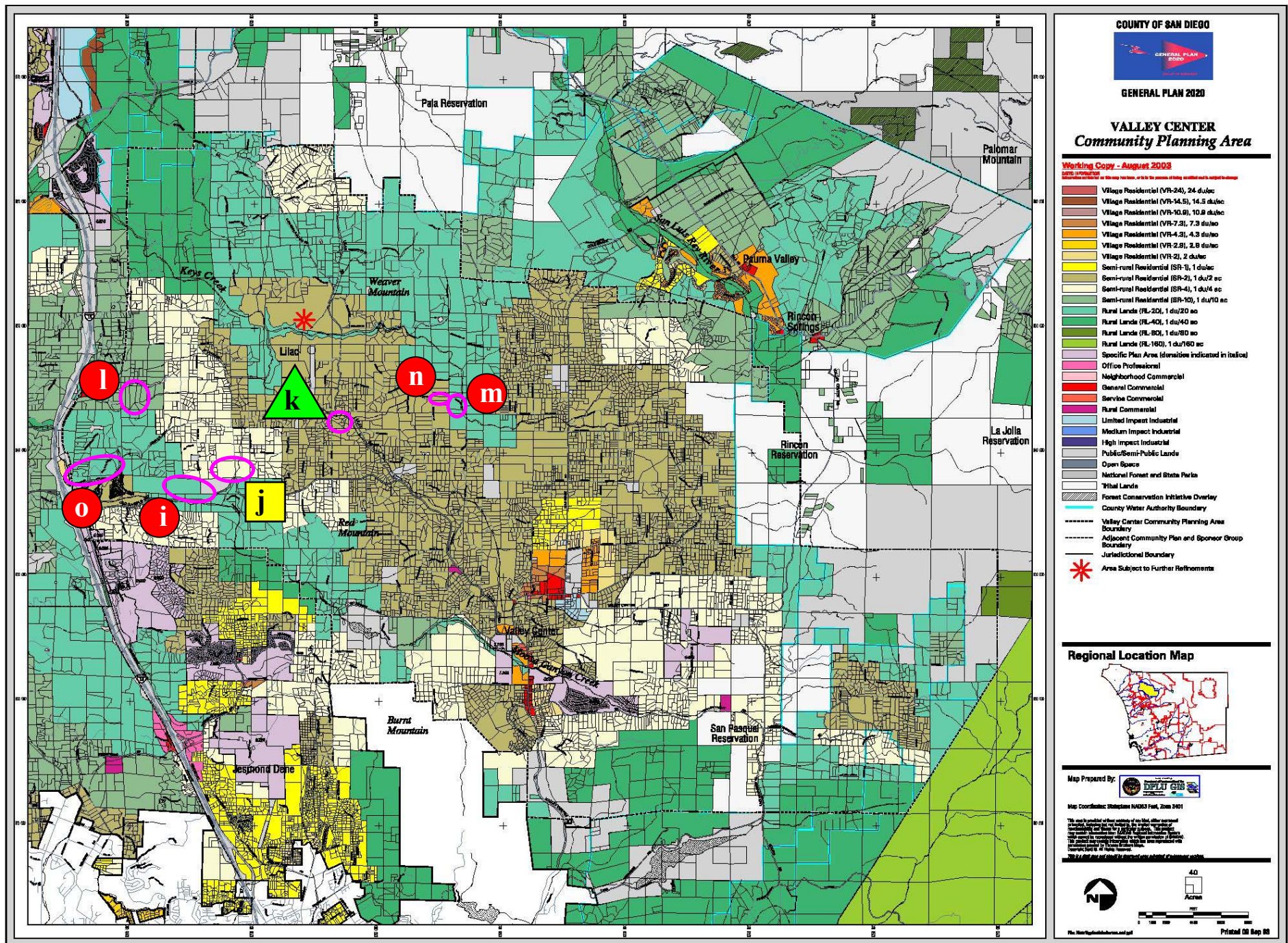


GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
h	<p><i>Kourosh Hangafarin</i></p> <p>Inside CWA boundary. North of Sweetwater Road, adjacent to Sweetwater County Park and the Sweetwater River floodplain.</p> <ul style="list-style-type: none"> • 4 acres • Existing General Plan: 2 du/acre <p>APN: 590-011-57</p>	<p><u>GP2020 Working Copy:</u> Village: 2 du/acre</p> <p><u>Referral Request:</u> Village: 2 du/acre</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u> AGREE with Referral Retain Village: <u>2 du/acre</u></p>	NO CHANGE PROPOSED

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003



GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
i	<p><i>Kourosh Hangafarin</i></p> <p>Inside CWA boundary. Located north of Old Castle Road and west of Interstate 15.</p> <ul style="list-style-type: none"> • 104.03 acres • Existing General Plan: 1 du/2,4 acres 1 du/4,8,20 acres <p>APNs: 185-240-04, 13 185-250-08</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres and 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP 2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Referral area is located in the middle of a large biological corridor that is critical to the proposed North County MSCP · Majority of referral area is constrained by steep slopes (greater than 25%) • <i>Create a model for community development</i> <ul style="list-style-type: none"> · Referral would produce an isolated pocket of Semi-Rural densities in an area designated Rural Lands • Referral request is not consistent with parcelization in the surrounding area
j	<p><i>Kourosh Hangafarin</i></p> <p>Inside CWA boundary. Located off of Old Castle Road in between Interstate 15 and Lilac Road.</p> <ul style="list-style-type: none"> • 83 acres • Existing General Plan: 1 du/2,4 acres 1 du/ 4,8,20 acres <p>APNs: 129-310-10, 11</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres and 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: 1 du/4 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible General Plan</i> – compromise density accurately reflects existing parcelization and development pattern in the area • <i>Create a model for community development</i> – <ul style="list-style-type: none"> · Provides a transition of densities and assists in facilitating a more coherent development pattern compatible with site constraints · Subject parcels are located on the periphery of a larger area designated 1 du/4 acres

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
k	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Located to the west of the junction of West Lilac and Lilac Road.</p> <ul style="list-style-type: none"> • 16.72 acres • Existing General Plan: 1 du/2,4 acres <p>APNs: 129-230-13, 14 129-230-17</p>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u></p> <p>AGREE with Referral Semi-Rural: 1 du/2 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP 2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map
l	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Located off of Interstate 15 and north of Old Castle Road.</p> <ul style="list-style-type: none"> • 57.19 acres • Existing General Plan: 1 du/2,4 acres <p>APNs: 129-300-41, 43 129-300-45</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Semi-Rural: 1 du/10 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> · Consistent with densities applied to productive agricultural areas along the I-15 corridor in eastern Valley Center and neighboring Bonsall · Consistent with existing development pattern • <i>Create a model for community development</i> – provides a transition of densities and a more coherent development pattern

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
m	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Located in the northern central portion of the Planning Area along Keys Creek.</p> <ul style="list-style-type: none"> • 41.73 acres • Existing General Plan: 1 du/10 acres <p>APNs: 129-080-05, 35</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: 1 du/20 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP 2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Eastern portions of the subject parcels are located within proposed North County MSCP Preapproved Mitigation Area · Subject parcels are bisected by Keys Creek • <i>Create a model for community development</i> – requested density would extend Semi-Rural density in an area designated Rural Lands
n	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Located in the northern central portion of the Planning Area.</p> <ul style="list-style-type: none"> • 10.51 acres • Existing General Plan: 1 du/10 acres <p>APNs: 129-080-49</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Semi-Rural: 1 du/2 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – recognizes existing development pattern and parcelization in the area • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Subject parcel are disturbed due to agricultural use. · Subject parcel is outside of the proposed North County MSCP Preapproved Mitigation

GENERAL PLAN 2020 RESIDENTIAL REFERRALS
Errata Sheet – October 1, 2003

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
o	<p><i>Kourosch Hangafarin</i></p> <p>Inside CWA boundary. Located off of Interstate 15 and north of Old Castle Road.</p> <ul style="list-style-type: none"> • 92.46 acres • Existing General Plan: 1 du/2,4 acres 1 du/4,8,20 acres <p>APNs: 127-522-07 172-031-03 172-040-57</p>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres and 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> None</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: 1 du/20 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible plan</i> – consistent with GP 2020 Planning Concepts, Land Use Framework, Regional Structure Map and the Regional Land Use Distribution Map • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ Majority of referral area is constrained by steep slopes (greater than 25%) ▪ Subject parcels are located within a large biological corridor that is part of the proposed North County MSCP Preapproved Mitigation Area